

1 Department of Real Estate
2 320 West Fourth Street, #350
3 Los Angeles, California 90013

4 (213) 576-6982
5 (213) 620-6430

FILED
MAY - 5 2008
DEPARTMENT OF REAL ESTATE

Sandra B. Dixon

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-34321 LA
12) L-2007100845
13 WILLIE W. JORDAN,)
14) STIPULATION AND
Respondent.) AGREEMENT

15 It is hereby stipulated by and between WILLIE W.
16 JORDAN (sometimes referred to herein as "Respondent"),
17 represented in this matter by Robert C. Chandler, Esq., and the
18 Complainant, acting by and through Martha J. Rosett, Counsel
19 for the Department of Real Estate, as follows for the purpose
20 of settling and disposing of the Accusation filed on September
21 25, 2007 and the First Amended Accusation filed on March 12,
22 2008 in this matter:

23 1. All issues which were to be contested and all
24 evidence which was to be presented by Complainant and
25 Respondent at a formal hearing on the Accusation, which hearing
26 was to be held in accordance with the provisions of the
27

1 Administrative Procedure Act (APA), shall instead and in place
2 thereof be submitted solely on the basis of the provisions of
3 this Stipulation and Agreement.

4 2. Respondent has received, read and understands the
5 Statement to Respondent, the Discovery Provisions of the APA
6 and the Accusation filed by the Department of Real Estate in
7 this proceeding.

8 3. On October 9, 2007, Respondent filed a Notice of
9 Defense pursuant to Section 11506 of the Government Code for
10 the purpose of requesting a hearing on the allegations in the
11 Accusation. In order to effectuate this settlement, Respondent
12 hereby freely and voluntarily withdraws said Notice of Defense.
13 Respondent acknowledges that he understands that by withdrawing
14 said Notice of Defense, he will thereby waive his right to
15 require the Commissioner to prove the allegations in the
16 Accusation at a contested hearing held in accordance with the
17 provisions of the APA and that he will waive other rights
18 afforded to him in connection with the hearing such as the
19 right to present evidence in defense of the allegations in the
20 Accusation and the right to cross-examine witnesses.

21 4. Respondent, pursuant to the limitations set forth
22 below, although not admitting or denying the truth of the
23 allegations, will not contest the factual allegations contained
24 in the Accusation filed in this proceeding and the Real Estate
25 Commissioner shall not be required to provide further evidence
26 of such allegations.

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1 5. It is understood by the parties that the Real
2 Estate Commissioner may adopt the Stipulation and Agreement as
3 his Decision in this matter, thereby imposing the penalty and
4 sanctions on Respondent's real estate license and license
5 rights as set forth in the below "Order". In the event that
6 the Commissioner in his discretion does not adopt the
7 Stipulation and Agreement, it shall be void and of no effect,
8 and Respondent shall retain the right to a hearing and
9 proceeding on the Accusation under all the provisions of the
10 APA and shall not be bound by any stipulation or waiver made
11 herein.

12 6. The Order or any subsequent Order of the Real
13 Estate Commissioner made pursuant to this Stipulation and
14 Agreement shall not constitute an estoppel, merger or bar to
15 any further administrative proceedings by the Department of
16 Real Estate with respect to any matters which were not
17 specifically alleged to be causes for accusation in this
18 proceeding.

19 7. This Stipulation and Respondent's decision not to
20 contest the Accusation are made for the purpose of reaching an
21 agreed disposition of this proceeding, and are expressly
22 limited to this proceeding and any other proceeding or case in
23 which the Department of Real Estate ("Department"), or another
24 licensing agency of this state, another state or if the federal
25 government is involved and otherwise shall not be admissible in
26 any other criminal or civil proceedings.

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1 nolo contendere to a crime which is substantially related to
2 Respondent's fitness or capacity as a real estate licensee.

3 2. The restricted license issued to Respondent may be
4 suspended prior to hearing by Order of the Real Estate
5 Commissioner on evidence satisfactory to the Commissioner that
6 Respondent has violated provisions of the California Real Estate
7 Law, the Subdivided Lands Law, Regulations of the Real Estate
8 Commissioner or conditions attaching to the restricted license.

9 3. Respondent shall not be eligible to apply for the
10 issuance of an unrestricted real estate license nor for the
11 removal of any of the conditions, limitations or restrictions of
12 a restricted license until two years have elapsed from the
13 effective date of this Decision.

14 4. Respondent shall, within nine months from the
15 effective date of this Decision, present evidence satisfactory to
16 the Real Estate Commissioner that Respondent has, since the most
17 recent issuance of an original or renewal real estate license,
18 taken and successfully completed the continuing education
19 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
20 for renewal of a real estate license. If Respondent fails to
21 satisfy this condition, the Commissioner may order the suspension
22 of the restricted license until the Respondent presents such

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1 evidence. The Commissioner shall afford Respondent the
2 opportunity for a hearing pursuant to the Administrative
3 Procedure Act to present such evidence.

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5 DATED:

4/2/08


6 MARTHA J. ROSETT
Counsel for Complainant

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8 * * *

9 I have read the Stipulation and Agreement, have
10 discussed it with counsel, and its terms are understood by me
11 and are agreeable and acceptable to me. I understand that I am
12 waiving rights given to me by the California Administrative
13 Procedure Act (including but not limited to Sections 11506,
14 11508, 11509 and 11513 of the Government Code), and I
15 willingly, intelligently and voluntarily waive those rights,
16 including the right of requiring the Commissioner to prove the
17 allegations in the Accusation at a hearing at which I would
18 have the right to cross-examine witnesses against me and to
19 present evidence in defense and mitigation of the charges.

20 Respondent may signify acceptance and approval of the
21 terms and conditions of this Stipulation and Agreement by faxing
22 a copy of the signature page, as actually signed by Respondent,
23 to the Department at the following fax number (213) 576-6917.
24 Respondent agrees, acknowledges and understands that by
25 electronically sending to the Department a fax copy of his actual
26 signature as it appears on the Stipulation, that receipt of the
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1 faxed copy by the Department shall be as binding on Respondent as
2 if the Department had received the original signed Stipulation
3 and Agreement.

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5 DATED: 3/24/08

Willie Jordan Reg. #111
WILLIE W. JORDAN
Respondent

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7 DATED: 3/24/08

[Signature]
ROBERT C. CHANDLER, ESQ.
Counsel for Respondent

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10 * * *

11 The foregoing Stipulation and Agreement is hereby
12 adopted as my Decision in this matter and shall become
13 effective at 12 o'clock noon on MAY 27 2008

14 IT IS SO ORDERED 4/30/08

15 JEFF DAVI
16 Real Estate Commissioner
17 [Signature]
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*Subs
Jag*

FILED
MAR 12 2008
DEPARTMENT OF REAL ESTATE

Deena B. [Signature]

MARTHA J. ROSETT, Counsel (SBN 142072)
Department of Real Estate
320 West Fourth St. #350
Los Angeles, CA 90013

(213) 576-6982
(213) 620-6430

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	No. H-34321 LA
WILLIE W. JORDAN,)	<u>FIRST AMENDED ACCUSATION</u>
Respondent.)	

The Complainant, Neal Shigemitsu, a Deputy Real Estate Commissioner of the State of California, does hereby amend the Accusation filed against WILLIE W. JORDAN ("Respondent") on September 25, 2007, and hereby alleges in his official capacity as follows:

1.

At all times herein mentioned, Respondent was and still is licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) as a real estate broker. Respondent was first licensed by the Department of Real Estate (hereinafter "Department") as a real

1 estate broker on or about June 28, 1994. Prior to that time,
2 between October 14, 1987 and June 27, 1994, Respondent was
3 licensed by the Department as a real estate salesperson.
4 Respondent is licensed to do business under the dbas Inland City
5 Mortgage, Jordan Equity Funds, and Teldar Mortgage and Real
6 Estate Investments.

7 FIRST CAUSE OF ACCUSATION: CONVICTION

8 3.

9 On or about February 14, 2006, in the Superior Court of
10 California, County of Riverside, in Case No. CR58125, Respondent
11 was convicted of violating Business and Professions Code Section
12 10130 (acting/advertising as a real estate broker without a
13 license), a misdemeanor which by its circumstances involved moral
14 turpitude and is substantially related to the qualifications,
15 functions and duties of a real estate licensee. Respondent was
16 sentenced to one day in jail, with credit for time served.

17 4.

18 Respondent's conviction, as set forth in Paragraph 3
19 above, constitutes cause for the revocation or suspension of
20 Respondent's license and/or license rights pursuant to Business
21 and Professions Code Sections 490 and/or 10177(b).

22 SECOND CAUSE OF ACCUSATION: FAILURE TO DISCLOSE

23 5.

24 On November 17, 2006, pursuant to the provisions of
25 Section 10150 and 10159 of the Business and Professions Code
26
27

1 (hereinafter "Code"), Respondent made application to the
2 Department for the issuance of a corporate real estate broker
3 license for JORDAN EQUITY FUND.

4 6.

5 At all times mentioned herein, from and after April 29,
6 2002, JORDAN EQUITY FUND was and now is a corporation organized
7 and existing under the law of the State of California. Respondent
8 JORDAN was and is an officer, director and/or person owning or
9 controlling ten percent or more of the stock of JORDAN EQUITY
10 FUND.

11 7.

12 Respondent JORDAN completed and submitted the corporate
13 real estate broker license application described in Paragraph 5
14 above. Respondent is listed in the corporate license application
15 as the designated broker-officer for Respondent JORDAN EQUITY
16 FUND.

17 8.

18 In response to Question No. 17 of the corporate license
19 application, which asked for broker-officer information, to wit:
20 "HAS YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW?
21 CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 MUST BE
22 DISCLOSED. HOWEVER, YOU MAY OMIT MINOR TRAFFIC CITATIONS WHICH
23 DO NOT CONSTITUTE A MISDEMEANOR OR FELONY OFFENSE," Respondent
24 JORDAN marked the box denoting "No," and failed to reveal the
25 conviction described in Paragraph 3 above.
26
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9.

1 In relation to the corporate broker license application
2 described in Paragraph 3 above, Respondent certified that a
3 Corporation Background Statement was not needed for any officers
4 of JORDAN EQUITY FUND. In truth and fact, as set forth in
5 Section III of the application, a background statement of
6 information was required Respondent, as an officer with
7 responsibility for forming policy of the corporation and a person
8 controlling more than ten percent of its shares, who has been
9 convicted of a crime which is substantially related to the
10 qualifications, functions and duties of a real estate licensee.
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13 10.

14 Respondent's failure to disclose the conviction set
15 forth in Paragraphs 3 above in the corporate broker license
16 application for JORDAN EQUITY FUNDS, constitutes cause for the
17 revocation or suspension of Respondent's real estate broker
18 license pursuant to Code Sections 10177(a).

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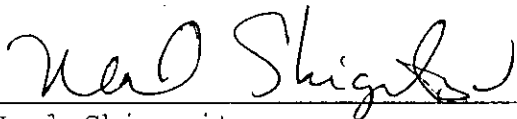
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1 WHEREFORE, the Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and/or license rights of Respondent,
5 WILLIE W. JORDAN, under the Real Estate Law and for such other
6 and further relief as may be proper under applicable provisions
7 of law.

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9 Dated at Los Angeles, California

10 this 12 day of MARCH, 2008.

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13 _____
14 Neal Shigemitsu
15 Deputy Real Estate Commissioner
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25 cc: Willie W. Jordan
26 Neal Shigemitsu
27 Sacto.

1 MARTHA J. ROSETT, Counsel (SBN 142072)
2 Department of Real Estate
3 320 West Fourth St., #350
4 Los Angeles, CA 90013-1105

4 (213) 576-6982
5 (213) 620-6430

FILED

SEP 25 2007

DEPARTMENT OF REAL ESTATE
BY: *Juan B. [Signature]*

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8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of) No. H-34321 LA
12)
13 WILLIE W. JORDAN,) A C C U S A T I O N
14)
15 Respondent.)

16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against WILLIE W. JORDAN (hereinafter "Respondent"), is informed
19 and alleges as follows:

20 1.

21 The Complainant, Maria Suarez, a Deputy Real Estate
22 Commissioner of the State of California, makes this Accusation in
23 her official capacity.

24 2.

25 At all times herein mentioned, Respondent was and still
26 is licensed and/or has license rights under the Real Estate Law
27 (Part 1 of Division 4 of the Business and Professions Code) as a

1 real estate broker. Respondent was first licensed by the
2 Department as a real estate broker on or about June 28, 1994.
3 Prior to that time, between October 14, 1987 and June 27, 1994,
4 Respondent was licensed by the Department as a real estate
5 salesperson. Respondent is licensed to do business under the
6 dbas Inland City Mortgage, Jordan Equity Funds, and Teldar
7 Mortgage & Real Estate Investments.

8 3.

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10 California, County of Riverside, in Case No. CR58125, Respondent
11 was convicted of violating Business and Professions Code Section
12 10130 (acting/advertising as a real estate broker without a
13 license), a misdemeanor which by its circumstances involved moral
14 turpitude and is substantially related to the qualifications,
15 functions and duties of a real estate licensee. Respondent was
16 sentenced to 1 day in jail, with credit for time served.

17 4.

18 Respondent's conviction, as set forth in Paragraph 3
19 above, constitutes cause for the revocation or suspension of
20 Respondent's license and/or license rights pursuant to Business
21 and Professions Code Sections 490 and/or 10177(b).

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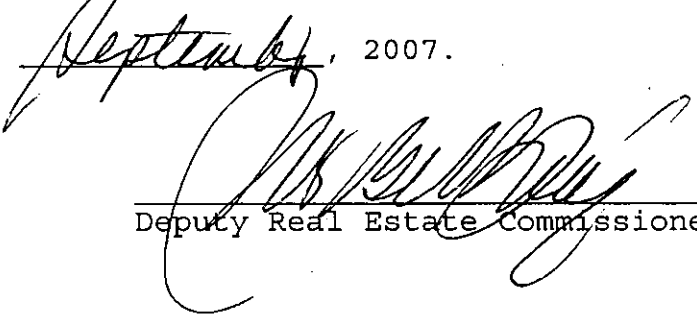
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1 WHEREFORE, the Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and/or license rights of Respondent,
5 WILLIE W. JORDAN, under the Real Estate Law and for such other
6 and further relief as may be proper under applicable provisions
7 of law.

8 Dated at Los Angeles, California

9 this 21st day of September, 2007.

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11 
12 Deputy Real Estate Commissioner
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22 cc: Willie W. Jordan
23 Sacto.
24 Maria Suarez
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